



September 12, 2001

The Honorable Dennis Cardoza, Chair  
Joint Rules Committee  
State Capitol, Room 3160  
Sacramento, CA 95814

Dear Assembly Member Cardoza:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the July 2001, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to encourage conservation, we are electronically submitting this report. The report can be viewed at the DGS web site  
(<http://www.legi.dgs.ca.gov/reports2001/EastEndReportJuly2001.pdf>).

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Mike Courtney, Deputy Director, Real Estate Services Division, at (916) 322-7034.

Very truly yours,

Barry D. Keene, Director  
Department of General Services

BDK:MKH:kw:jrc cover ltr jul 01

cc: See attached distribution list  
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# **Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee**

**Pursuant to Government Code Section 8169.5  
(Chapter 625, Statutes of 1999)**

**July 2001**

**Department of General Services**

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**Project Management Branch**

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### EXHIBITS

Exhibit A – Green Focus Group Meeting Minutes and Action Items, dated  
June 26, 2001

## *LEGEND OF ABBREVIATIONS*

Air Resources Board .....	ARB
Business Enterprise Program .....	BEP
Capitol Area Committee .....	CAC
Capitol Area Development Authority .....	CADA
California Department of Education .....	CDE
California Energy Commission .....	CEC
California Integrated Waste Management Board .....	CIWMB
California State Contracts Register .....	CSCR
Center for the Built Environment, U.C. Berkeley .....	CBE
Department of Energy .....	DOE
Department of Finance .....	DOF
Department of General Services .....	DGS
Department of Health Services .....	DHS
Department of Water Resources .....	DWR
Disabled Veterans Business Enterprise .....	DVBE
Environmental Impact Report .....	EIR
Indoor Air Quality .....	IAQ
Joint Rules Committee .....	JRC
Lawrence Berkeley National Laboratory .....	LBNL
Legislative Analyst's Office .....	LAO
Leader in Energy Efficient Design .....	LEED
Letter of Understanding .....	LOU
National Air Balance Company .....	NABCO
Preliminary Plans .....	PP
Project Management Branch .....	PMB
Public Works Board .....	PWB
Real Estate Services Division .....	RESD
Request for Proposal .....	RFP
Request for Qualifications .....	RFQ
Small Business Enterprise .....	SBE
Sacramento Municipal Utility District .....	SMUD
Simon Martin-Vegue Winkelstein Moris .....	SMWM
Technical Evaluation Committee .....	TEC
Transportation Systems Management Plan .....	TSMP

## ***I. Introduction***

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/reports2001/EastEndReportJuly2001.pdf>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. (Clark/Gruen) has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), with Dreyfuss & Blackford Architects (Dreyfuss & Blackford) providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January 2000 Quarterly Report to the JRC.

**1. Design/Build Method**

*The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.*

This quarterly report is provided to allow the committee to review the DGS progress as required by Government Code Section 8169.5.

**2. RFP and RFQ Evaluation Criteria** (Retired – April 2000)

**3. Periodic Updates** (Retired – January 2000)

**4. Coordination with State Environmental Agencies**  
(Retired – April 2000)

**5. SMUD Proposal** (Retired – April 2000)

**6. Life-Cycle Costs of Energy Efficiency Measures**

*The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.*

**Jul 01** The federal DOE had previously indicated that by mid-June it would announce its designated grants; however, the decision has been delayed. The CBE is tracking the decision and expects it at any time. The kickoff meeting with the DOF establishing the baseline parameters of the workplace environment is scheduled for August 31, 2001. The baseline will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 172 office building is scheduled for occupancy in the summer of 2003 and will establish the control as a non-raised floor building. The Green Team will provide input in the development of the study plan.

**Apr 01** The CBE continues to develop the proposed testing methodology in response to concerns raised by the DOF. The federal DOE will announce its leveraging grants in mid-June. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. The LBNL will bring their expertise in the metrics of air distribution. It is anticipated that a survey will begin this summer to establish a baseline of work environments. This will allow for a one year study of the existing

workplace before the tenants move into their new East End facilities. The Block 171 Office Building scheduled for occupancy in the summer of 2003 will establish the control as a non-raised floor building.

- Jan 01* The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.
- Oct 00* The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.
- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective

departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.

- Jan 00*     The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99*     The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99*     The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

## **7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs** **(Retired – April 2000)**



## **8. Green Oversight Mechanism**

*The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.*

*This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.*

**July 01** The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on June 26, 2001. Meeting minutes are attached as Exhibit A. The next Green Focus Group meeting is scheduled for August 28, 2001.

The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning Team meetings held on May 2, 2001; May 30, 2001; and June 28, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan for the Construction Documents Phase.
- Blocks 171-174 second draft commissioning plan, issued June 28, 2001.

**Apr 01** The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. Meetings were held on January 16, 2001, and April 10, 2001. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received for review the following documents:

- January 18, 2001, Block 225 Office Building partnering session, hosted by Hensel Phelps Construction Company.
- March 14, 2001, Blocks 171-174 Office Buildings partnering session, hosted by Clark/Gruen Design/Build, Inc.
- Blocks 171-174 Commissioning Team meeting was held on April 4, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan, all comments received, "Issued for Construction" version scheduled for release in May 2001.
- Blocks 171-174 draft commissioning plan, issued May 2, 2001, comments due May 24, 2001.
- Block 225 100 percent construction documents.

**Jan 01** The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to

discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.

*Oct 00* On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

*Jul 00* On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEED 2.0 rating system as a performance-based tool.
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

*Apr 00* The DGS, CEC, CIWMB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

*Jan 00* The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals

will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.

*Oct 99*      Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the “green oversight mechanism” for final discussion and adoption.

*Jul 99*      Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the “enhancements” section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

**9.      DGS, CIWMB, CEC, DHS and ARB  
         Agreement**

**(Retired – January 2000)**

**10.     Executive Complex**

**(Retired – January 2000)**

**11.     Transportation and Parking**

*The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.*

*July 01*      **The Capitol Area Commuter Survey (“State Your Mode”) has been completed. The results can be viewed at [www.stateyourmode.ca.gov](http://www.stateyourmode.ca.gov). The RESD staff continues to work with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.**

*Apr 01*      The Capitol Area Commuter Survey (“State Your Mode”) is completed and the results are being compiled. The survey was conducted using a web site sponsored by the DGS. The survey period extended over a two-week period beginning in late April 2001, which targeted all state employees, including the Legislature, in the downtown area. Initial data from the survey indicated a high participation rate.

The data from the survey will now be analyzed and formatted into a general report on state employee commute patterns; a focused report will be prepared for the East End tenants. The RESD staff is also working with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.

- Jan 01* The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP). The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.
- Oct 00* Nothing new to report.
- Jul 00* An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.
- Apr 00* Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.
- Jan 00* Nothing new to report.
- Oct 99* Nothing new to report.
- Jul 99* The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

## **12. Francis House Relocation**

**(Retired – April 2000)**

## **13. Neighborhood Impacts**

*The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.*

- July 01* The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA will lease the remaining retail space. One resource CADA

is utilizing is [www.sacsites.com](http://www.sacsites.com), Sacramento's Business and Development Resource to market the Blocks 174 and 225 retail opportunities.

**The Design/Builders continue to inform the neighbors of upcoming construction activities.**

*Apr 01*     The DGS and BEP have reached an understanding with respect to the DGS' commitments for BEP operation at the East End Complex. A copy of the memorandum of understanding is attached as Exhibit B.

On April 17, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its third neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately 15 people attended the meeting from the immediate neighborhood.

The third addition of the neighborhood newsletter was issued in April 2000. A copy of the newsletter is attached as Exhibit C.

*Jan 01*     The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time. Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.

*Oct 00*     On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June 1999, and January 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

*Jul 00* On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August 2000.

The first addition of the neighborhood newsletter was issued in June 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – [www.dgs.ca.gov](http://www.dgs.ca.gov)

Clark/Gruen – [www.clark.constructware.com](http://www.clark.constructware.com)

Hensel Phelps – [caeeb225.com](http://caeeb225.com)

Beginning in June 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

*Apr 00* A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

*Jan 00*     Nothing new to report.

*Oct 99*     Nothing new to report.

*Jul 99*     The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

#### **14. Periodic Monitoring of Recommendations     (Retired – January 2000)**

#### **15. Project Enhancements**

*The Committee recommends that the Legislature consider a further augmentation for the East End Project to provide for additional housing, higher quality materials, enhancements to make the neighborhood more pedestrian friendly, and other mitigation measures.*

***Jul 01***     **Nothing new to report.**

*Apr 01*     Nothing new to report.

*Jan 01*     Please see Item No. 6, Life-Cycle Costs of Energy Efficiency Measures for information on the CBE study. At this time no additional enhancements that require funding needs have been identified that the DGS could bring to the Legislature and other affected parties, which could benefit the community and the Capitol Area East End Complex.



*Oct 00*     Nothing new to report.

*Jul 00*     An analysis of the underfloor air distribution system and a preliminary proposal for a field study by CBE were reviewed by DOF. A meeting has been scheduled for July 25, 2000, between DOF and CBE to address concerns of the proposed testing methodology. Results of this discussion and the accepted testing and evaluation goals will be reported in a subsequent Quarterly Report to the JRC.

*Apr 00*     The DOF has agreed to the inclusion of an underfloor air distribution system to the Block 225 Office Building project, subject to acceptable testing and evaluation goals and protocols. An analysis of the underfloor air distribution system and a proposal for a field study by the CBE of the impacts of the raised floor system as provided to the DOF will be included in the July 2000 Quarterly Report to the JRC.

A discussion on the underfloor air distribution system by the Green Team is attached as Exhibit C.

*Jan 00*     Nothing new to report.

*Oct 99*     Nothing new to report.

*Jul 99*     As noted in Item 13, it is anticipated that the discussions with local government will help the DGS identify both statutory changes and funding needs that could benefit the community. Those items will be reported to the JRC.

The DGS will continue to work with the Legislature and other affected parties to help identify funding needs that could benefit the community and the Capitol Area East End Complex.

## **16. Significant Accomplishments and Schedule**

*The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.*

**Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.**

### ***Jul 01*     Project Schedule**

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete

May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
Mar/03	Complete Construction/Occupy All Facilities	

### **Block 225 and Blocks 171-174 Office Buildings**

***Jul 01***

- The DGS, the Art Consultant, Tamara Thomas of Fine Arts Services, Inc., and the Design/Builders continue to work together on the East End Art Program. At the July 11, 2001, meeting, the Art Selection Panel was presented and approved the Block 225 Pocket Park conceptual design and the elevator door conceptual drawings.
- The Art Selection Panel selected the artist for the Plaza based upon the proposals of the competing artists. The Plaza artist will now work in conjunction with the Design/Builder to develop the design and incorporate safety, access compliance, and constructability into construction documents.
- The Art Selection Panel will meet on August 1, 2001, for presentations of the artists selected for the Block 225 childcare fence and the grilles along L Street and 16th Street of the Block 173 parking garage. The Art Selection Panel will also make artist selections for the “other opportunity” areas of the project, such as entrances, lobbies, and reception areas.
- Both design/build teams continue to update and refine their computer modeling of building energy performance and energy use for compliance to contract documents.
- Both design/build teams and the DGS continue working with the State Fire Marshal’s office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted their initial review for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of July 31, 2001, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	104%	189%
Clark/Gruen	66%	35%

**Block 225 Office Building:**

**DESIGN ACTIVITIES**

- Design activities are 100 percent complete.
- The Block 225 design/build team, lead by Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain.
- SMWM, green building architect for the Block 225 design/build team, continues reviewing building material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials do not adversely affect the indoor air quality and meet the recycled content requirements.

**CONSTRUCTION ACTIVITIES**

- Construction activities are currently 67 percent complete.
- Hensel Phelps maintains its tenant improvement schedule through July 2001 with the sequencing of interior work moving to the fourth floor descending toward the first floor with trades spending approximately two weeks on each floor.
- Precast panel installation began on April 9, 2001, and completed in May 2001. Crews have begun final detailing in preparation for a preliminary punchlist of the precast in early August 2001.
- Exterior stone installation began at the end of March 2001, and continues through July 2001 with the polished Verde Oliva granite nearing completion on the fourth and fifth levels of the south, west, and north facades. Crews completed installation of Verde Oliva granite on the ellipse portion of the building. These curved granite panels have a flamed finish that gives the stone a natural appearance. Subsequently, the exterior scaffolding was removed from the ellipse.
- The installation of glazing frames continues through July 2001 as crews continue with the south and west elevations concentrating on the fifth and fourth floor curtain walls systems. The gray vision glass on all floors is insulated allowing minimal thermal gains and loss while maximizing the amount of daylight infiltration.
- Installation of the mechanical penthouse storefront frames continues. The SMUD provided 308 photovoltaic (PV) panels, which were set into the frames located on the south elevation. The PV panels serve both as an electricity generator and as a visual screen for the roof top mechanical equipment.
- Roofing insulation and membrane material continues to be delivered to the site through July 2001. Crews have begun installation on the unoccupied eaves and terraces. The white, low-albedo membrane material is known as a "cool roof" for its ability to reflect sunlight and reduce thermal gain. The product is Energy Star certified.

- Framing and drywall installation at firewalls and walls that extend through the raised floor continued in July with crews concentrating on the fifth and fourth floors. Installation of acoustical in-wall insulation and building insulation continues, coordinating with the installation of drywall.
- Plumbing rough in continues throughout the building including in-wall plumbing for coffee/storage rooms and drinking fountain locations.
- Fire sprinkler installation continues as crews begin installation of the main sprinkler risers. Pressure tests have been conducted for State Fire Marshal inspection.
- Mechanical contractors continue to install perimeter ductwork for underfloor air distribution concentrating on the fifth and fourth floors. All ductwork is required to remain sealed until the HVAC system is fully connected. This is one of many measures being taken to ensure the best possible indoor air quality for the future tenants.
- The SMUD switch vault was set in place in June 2001 along 14th Street. This vault will connect to the on-site transformer vault to provide permanent power to the building. Final SMUD connections are expected to be completed the first week of August 2001, allowing the building to operate on permanent power.
- Overhead electrical rough in for light fixtures and fire alarm is being installed throughout all levels of the building. Wiring for card readers is being installed in the doorframes and walls.
- Installation of fireproofing completed in May 2001, on all floors with the exception of areas requiring hand patching. Additionally, fireproofing in areas exposed to high area velocities such as return air shafts was coated in an appropriate sealer.
- Floor concrete was treated with a sealer to avoid potential future problems in the underfloor supply airstream.
- Ironworkers completed the tube-steel arches at the main lobby (ellipse shaped portion of the building). These arches will be clad in stainless steel and frame the 15<sup>th</sup> Street lobby window and the N Street main lobby entrance.
- Crews completed building the concrete masonry unit walls for the service rooms at the basement level and the loading dock.

**Blocks 171-174 Office Buildings:**

**DESIGN ACTIVITIES**

- Design activities are currently 96 percent complete.
- Clark/Gruen Design/Build, Inc. (Clark/Gruen) has submitted its 100 percent core/shell construction documents. Tenant improvement programming is now complete. The interior designers are completing the tenant improvement drawings for Block 172. The State Management Team is reviewing tenant improvement drawings for Blocks 171, 173, and 174.
- Clark/Gruen has completed the mechanical, plumbing, and electrical design for the core and shell for Blocks 171-174. The mechanical, electrical and plumbing designers continue to work on the lighting and power distribution layout for the tenant spaces. SASCO Electric and its controls

consultant continue to work on the integrated facility management system design. The security consultant continues to develop and integrate the security systems design into the integrated facility management system.

- Honeywell, the integrated facility management system provider, continues to design the systems for the project. The central security office will be located on the first floor of Block 174. Adjacent to this space will be the central badgeing offices. This office will process tenant and service employees assigned to the Capitol Area East End Complex.
- The off-site infrastructure for the 21KV power distribution is 90 percent complete. The SMUD is presently developing costs and installation schedules for all power cabling from the main switch vault to the SMUD 21KV power source.
- Off-site perimeter lighting and traffic controls related to this project are currently being designed.
- Clark/Gruen's commissioning agent, NABCO, has submitted its commissioning plan for Blocks 171-174. The State Management Team and Green Team have begun reviewing and commenting on the plan. The next commissioning meeting is scheduled for August 1, 2001.
- The final exterior window wall system testing is now complete. Harmon Limited, the exterior skin design/builder, has submitted shop drawings for the stainless steel ellipse mockup presently being assembled at its Walnut, California plant.

#### CONSTRUCTION ACTIVITIES

- Construction activities are currently 39 percent complete.
- The Design/Builder has discontinued dewatering activities on Blocks 171-174.
- Crews continue to install below-grade waterproofing at the Plaza areas of Blocks 172 and 173. The contractor is 100 percent complete with the perimeter of Blocks 171-174.
- It is anticipated that the remaining shotcrete structural walls for Blocks 172 and 173 Plaza and planter areas will be completed by the end of September 2001.
- Clark/Gruen has completed the structural concrete work of the tunnel crossing 16th Street.
- Conco Cement Company (Conco) continues to form and pour the parking garage. They are currently forming the fifth level of the parking garage. The Block 171 ground floor deck is 50 percent complete and the second level 30 percent complete. The concrete sheer walls and slab on grade of Blocks 172 and 173 are 100 percent complete. Conco is 70 percent complete with the first floor deck of Block 174.
- Herrick, the structural steel fabricator and erector, is progressing with the structural steel erection. They have completed sections A, B and C of Tier 1 through Tier 3 of Block 171. Anticipated completion of Block 171 is September 1, 2001. Structural steel erection is complete at sections G and F, levels one through four, of Block 174. Metal decking is being installed one level behind the structural steel erection.

- Metal stairs are being installed on Blocks 171 and 174 as tier and quadrants are completed.
- Masonry walls are being installed at the basement of Blocks 171-174 and are approximately 60 percent complete. The masonry firewall at the parking garage is approximately 80 percent complete. The contractor has stocked Block 172 with masonry wall material and is prepared to continue with installation.
- The plumbing drainage system is now being installed in the Parking Garage and the basement level of Blocks 171 and 174. Rough in for plumbing has started at the ground level of Block 171.
- Electricians continue the rough in at the Parking Garage and at the basements of Blocks 171 and 174. The SMUD infrastructure continues to be installed.
- Clark/Gruen and Kemper Tree Services continue to monitor the health of the 10 palm trees relocated around Capitol Park.

#### Block 225 and Blocks 171-174 Office Buildings

*Apr 01*

- The DGS and the art consultant, Tamara Thomas of Fine Arts Services, Inc., continue to work together in an effort to identify opportunities for integration of art into each of the projects. Specific areas under consideration for the art program are the elevator doors in the lobby of each of the five buildings, the childcare fence and the "pocket park" in Block 225, the grilles along L Street and 16<sup>th</sup> Street of the parking garage, and the Capitol Avenue Plaza. The Art Selection Panel will consider other areas for integration of art, which will be submitted by artists. A "call for artists" brochure was issued to over 1,700 artists in April 2001. The brochure can be viewed on the DGS web site. The selection of the artists, by the Art Selection Panel, is anticipated for June and July 2001.
- Members of the City Technical Committee are coordinating routing, scheduling, and connections to the 54-inch storm drain work being performed by the City of Sacramento. The 54-inch storm drain package, being developed by the city, has undergone changes with bids now due to the city on May 9, 2001.
- The State Management Team (DGS, 3D/International and Johnson Fain Partners) continues to work with SMUD for infrastructure around the Blocks 171-174 site and the Block 225 site.
- The SBE/DVBE Utilization Plans: As of March 31, 2001, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	71%	127%
Clark/Gruen	58%	35%

- On April 2, 2001, Hensel Phelps was awarded the John K. Lopez "Keeping the Promise" trophy by the California Disabled Veteran Business Enterprises for their support of disabled veteran business enterprises.

- On April 28, 2001, the Capitol Area East End Complex Volunteers participated in Rebuilding Together's Christmas in April program. The project was the St. John's Shelter for Women and Children, in association with Loaves and Fishes. The volunteers and sponsors replaced carpet and linoleum, purchased a new industrial-sized washer and dryer, replaced the front door, built a new "family" bunk bed and modified an existing bunk bed, installed a new ceiling fan, installed mini blinds and shelves, repaired the skylights, painted interior walls and door trim and stained the basket ball court fence. The project was a success and the staff and clients were very much appreciative of the effort.

Block 225 Office Building:

- Design activities are currently 100 percent complete.
- The State Management Team and the Department of Finance continue to work together with the Center for the Built Environment who is proposing to conduct a field study of underfloor air distribution on the Block 225 office building.
- The Block 225 design/build team, Hensel Phelps and Fentress Bradburn, are finalizing incorporation of the Bid Package #5 comments issued by the State Management Team and Green Team to Hensel Phelps on March 16, 2001. The Block 225 design/build team will publish the final "Issued For Construction" documents on May 9, 2001.
- Bidding activity for last quarter:
  - Bid Package 5A, Ceramic Tile, awarded to Fischer Tile;
  - Bid Package 5B, Painting and Wall Covering, awarded Harriet Anderson Painting;
  - Bid Package 5C, Carpet and Resilient Flooring, the apparent low bidder is Shaw Contract Flooring;
  - Bid Package 5D, Acoustical Ceiling, awarded to CEMCO Acoustics;
  - Bid Package 5E, Window Blinds, awarded to Kim's Drapery Installation; and
  - Bid Package 6, Architectural Woodwork, the apparent low bidder is I.S.E.C. Construction Services.
- Dreyfuss & Blackford, interior architect on the Hensel Phelps/Fentress Bradburn team, incorporated the tenant programming information into the 100 percent construction documents.
- The State Management Team directed the Block 225 design/build team to coordinate the interior modular system furniture layouts with Allsteel, Inc. A visit to Allsteel's showroom is planned for early May 2001.
- Nolte Associates, civil engineer on the Hensel Phelps/Fentress Bradburn team, is completing the construction documents for the main off-site electrical utilities that will bring permanent power to the Block 225 building.
- Nolte Associates continues to work with the City of Sacramento as they finalize the construction documents for the right-of-way site work. This work is being coordinated with the city's design of the 54-inch storm drain.
- SMWM, green building architect for the Hensel Phelps/Fentress Bradburn team, is refining the "Issued For Construction" version of the Commissioning and Indoor Air Quality Plan in preparation for release on May 9, 2001.

- SMWM, on behalf of the Hensel Phelps team, has registered the Block 225 project with LEED and intends to apply for certification by June 1, 2001, in order to lock in the evaluation prior to the revisions to Title 24 becoming effective.
- Construction activities are currently 49 percent complete.
- Ironworkers set the final structural steel beam on February 27, 2001. Crews completed final connections in March 2001.
- Installation of window washing davits and tiebacks was completed in March 2001.
- Steel stairs, metal deck, and concrete-on-deck installation completed in March 2001.
- Installation of fireproofing continues in April 2001, on floors 5 and 6. The fireproofing product is a spray applied, factory-blended, plaster-based cementitious mix with integral mold inhibitors that, when dry, provides a hard-coated fireproof material.
- Overhead electrical rough in for light fixtures are being installed throughout the building. Installation of the garage level metal halide light fixtures completed this month. The electrical switchgear in the main electrical room has been set with the bus duct connected to the SMUD vault.
- Mechanical contractors continue to install overhead and shaft ductwork for the heating, ventilation, and air conditioning (HVAC) for the building. Pressure tests on a main HVAC shaft at Stair #1 passed this month. These tests are conducted to measure leakage in the sheet metal ductwork. All ductwork is required to be sealed at the factory and remain sealed until the HVAC system is energized. This is one of many measures being taken to ensure the best possible indoor air quality for the future tenants. The three main mechanical chillers, blowers, and motors were delivered and set on the roof this month. As part of the project's commissioning requirements, the mechanical chillers were factory tested and inspected prior to shipment to ensure compliance with the specifications.
- Plumbing rough in continues this month. Plumbers have installed and tested the rainwater leaders and overflow drains at the north portion of the building. Fire sprinkler installation continues.
- Concrete masonry units (CMU) are complete at the perimeter locations where window-washing anchors are required. Crews continue building CMU walls for the service rooms at the basement level. A separate crew began work on the masonry at the loading dock with completion expected by the end of May 2001.
- Ironworkers are near completion of the tube-steel arches at the main lobby (ellipse-shaped portion of the building). When complete, these arches will be clad in stainless steel and frame the 15<sup>th</sup> Street lobby window and the N Street main lobby entrance.
- Crews continue installation of steel supports at the south elevation for the exterior precast panels. Precast panel installation began on April 9, 2001, at the southeast corner at 15<sup>th</sup> and O Streets. Crews will set approximately 10 panels a day as they work clockwise completing the installation at the northwest corner of the building. Precast erection is expected to be completed by the end of May 2001 with final adjustments continuing to the end of June 2001.



- Exterior stone installation began at the end of March 2001, and continues through June 2001. Crews installed White Moncini granite on the north façade of the building then moving east, along 15<sup>th</sup> Street, to begin connection of the steel framing for the stone.
- In preparation for the installation of the Verde Oliva granite, a fixed scaffold system was erected this month around the ellipse at 15<sup>th</sup> and L Streets.
- Metal top track is being installed on all floors for the interior partitions. Framing of walls that extend through the raised floor began in April 2001 on floors 2, 3, and 4.

Blocks 171-174 Office Buildings:

- Design activities are currently 96 percent complete.
- Clark/Gruen has submitted their 100 percent core/shell construction documents for final review. The State Management Team and Master Architect have reviewed and submitted comments to the construction documents. Tenant improvement programming and design continues on Blocks 171 and 172. Tenant improvement construction drawings are complete on Blocks 173 and 174.
- Bidding Activity for the last quarter:
  - Bid Package 9, Masonry, awarded to O'Neal Masonry;
  - Bid Package 11, Drywall, Fireproofing, Insulation, Metal Stud Framing, awarded to Alderholt Specialty;
  - Bid Package 11A, Acoustical and Metal Ceilings, awarded to Ireland Interiors;
  - Bid Package 11B, Insulation, awarded to Sacramento Insulation;
  - Bid Package 14, Fire Protection Sprinkler System, awarded to Transbay Fire Protection;
  - Bid Package 15, Miscellaneous Metals, awarded to Koehler Steel Erectors;
  - Bid Package 16, Architectural Woodwork, Millwork, Plastic Fabrication and Wood Strip Flooring, awarded to Ebenisterie Beaubois;
  - Bid Package 16A, Hollow Metal Doors and Hardware, awarded to I.S.E.C. Construction Services;
  - Bid Package 17, Roofing, awarded to F.D. Thomas;
  - Bid Package 18, Ceramic Tile, bids are due in June 2001;
  - Bid Package 19, Carpet/Vinyl, bids due in May 2001; and
  - Bid Package 20, Commercial Interior Painting, bids due in May 2001.
- Clark/Gruen has completed their mechanical, electrical, and plumbing design with exception of the integrated facility management system. A systems confirmation meeting will be held in May 2001, to confirm the functionality of the various systems integrated into the management systems for Blocks 171-174. The central security office will be located on the main floor of Block 174. Adjacent to this space will be central badgeing. This office will process tenant and service employees assigned to the Capitol Area East End Complex.
- Clark/Gruen's commissioning agent, NABCO, has submitted their draft commissioning plan to the state for its review. All comments are due back to the NABCO by May 24, 2001. Upon receipt, the comments will be reviewed and integrated into the working commissioning document to be released by July 3, 2001.

- Rocky Mountain Institute, on behalf of the Clark/Gruen team, has registered the Blocks 171-174 project with LEED and intends to apply for certification by June 1, 2001, in order to lock in the evaluation prior to the revisions to Title 24 becoming effective.
- KMI Associates, on behalf of the Clark/Gruen team, will apply for the annual Waste Reduction Awards Program, its focus being the deconstruction, demolition, and excavation phase of the Blocks 171-174 project. The application is due by June 30, 2001.
- Clark/Gruen performed visual and performance tests on exterior mockups for review by the State Management Team. An independent testing lab in the Los Angeles area tested the exterior skin mockups. The testing report was submitted for the State Management Team's review. Clark/Gruen has performed an exterior metals visual mockup at Pohl Manufacturing plant in Salt Lake City, Utah. All mockups are in compliance with the RFP. A final test of the window and storefront systems will be conducted at the manufacturer's plant prior to shipping to the job site.
- Construction activities are currently 27 percent complete.
- The dewatering process continues for Blocks 171-174, monitored by the County of Sacramento's Water Quality Division and the City of Sacramento's Department of Public Works.
- Crews continue to install below-grade waterproofing at Blocks 172 and 173. The contractor is 100 percent complete with Blocks 171 and 174.
- Clark/Gruen has completed the west half of the tunnel at 16th Street. Work has shifted to the east side of 16th Street. Excavation, waterproofing, and concrete are 75 percent complete. It is anticipated that the tunnel will be completed in June 2001.
- Conco Cement Company continues to form and pour the parking garage, which is currently at the third level of six. Concrete at the basement level of Block 173 is 80 percent complete. Block 174 is 100 percent complete and ready for structural steel. Block 171 concrete is complete except for retaining walls, loading dock platforms, and ramps. Block 172 is approximately 25 percent complete.
- The Block 171 tower crane has been mobilized, inspected, and is operational. The tower crane is being utilized to off-load and erect the structural steel. The structural steel erection will begin the first week of May 2001. Herrick, the structural steel contractor, is scheduled to erect 45 pieces of steel a day. By mid-June, the number of pieces erected should be up to 75 per day. Herrick will mobilize a mobile crane on Block 174 to erect steel concurrent with Block 171. Structural metal decking will arrive on site towards the end of May 2001.
- Underground plumbing continues to be installed prior to the concrete placement for the foundations at Blocks 172. The plumbing contractor is also working on the parking garage.
- SASCO Electric continues to place conduit in the parking garage decks as well as the main feed to the SMUD electrical vaults.
- Phases I, II, and III of the off-site utilities is complete. Clark/Gruen has begun the installation of the SMUD infrastructure that will supply the main electrical power to Blocks 171-174.

- Clark/Gruen and Kemper Tree Services continue to monitor the health of the 10 palm trees relocated around Capitol Park and trim and maintain the perimeter trees of Blocks 171-174.

**One Year Ago This Quarter:**

- **May 2000:**
  - **Block 225 – Mass excavation and soil nail retaining walls were completed.**
  - **Blocks 171-174 – The agreement between the City of Sacramento and the State of California regarding the abandonment of Capitol Avenue was executed.**
- **June 2000:**
  - **Block 225 – Installation of reinforcing material began this month in preparation for the first of two mat foundation concrete pours. Rebar is being delivered in stages utilizing a crane for placement into the site.**
  - **Blocks 171-174 – Remediation, deconstruction, and demolition began on all four blocks this month. Common building materials are being separated for recycling and reuse off-site in an effort to divert as much material from landfills as possible.**
- **July 2000:**
  - **Block 225 – On July 15, 2000, Hensel Phelps placed 3,800 cubic yards of concrete for the first of two mat slab concrete pours.**
  - **Blocks 171-174 – Archeological investigation began this month on the Blocks 171 and 173 sites. Locations for investigation are being identified from records dating back to the nineteenth century.**

## ***II. Comments from the CEC, CIWMB, DHS, and ARB***

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<b><i>Jul 01</i></b>	<b>Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.</b>
<i>Apr 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

## *EXHIBIT A*

### *Green Focus Group Meeting Minutes and Action Items*

*Dated: June 26, 2001*

## Green Focus Group      M E M O R A N D U M   O F   M E E T I N G

*Project Name*      Capitol Area East End Complex

*Meeting No.*      **8.0**

*Purpose of Meeting*      Progress on Green Efforts and Issues

*Project No.*      105171, 105225

*Meeting Date*      June 26, 2001

*Meeting Place*      Clark/Gruen Conference Room

*Present*

### State Team

Richard Teramoto  
Mike Meredith  
☒ Joel Griffith  
Kathryn Welch  
☒ Mike Langley  
☒ Greg Cunningham  
☒ Joseph Griffin  
☒ Jim Ogden  
Joe Cabral  
Annette Salazar  
Kevin Tyrrell  
Lowell Shields

☒ = attendee

### Green Team

Leon Alevantis  
Bill Orr  
☒ Sabra Ambrose  
Gary Flamm  
☒ Francisco Gutterres  
☒ Rick Muller

[P] = partial attendance

### D/B Teams

*Block 171-174*  
☒ Debra Gerod  
☒ Huston Eubank  
[P] Lou Palandrani  
  
*Block 225*  
☒ Mike Bergevin  
Greg Gidez  
☒ Anthony Bernheim

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### **Specification Issues**

*Performance specifications, Sole-source issues, Alternates and Substitutions*

8.1      Daylighting – The 225 team needs to submit specification section on daylighting controls.

### **Design Issues**

*Energy Modeling, Lighting Systems, Mechanical Systems, Landscaping*

8.2      Energy Modeling and Schedule –

*Block 171-174* – The CFM issue is still unresolved. There is a CFM differential between the modeled CFM and the proposed total capacity of the system and how to give credit for a reduced CFM. The 171-4 team will complete the lighting design for Blocks 171 and 172 prior to submitting the next model and assumptions. Anticipated date for the next model is the beginning of August 2001.

*Block 225* – Submitted their 3<sup>rd</sup> Energy Model on May 24, 2001, with the information that was requested after review of the 2<sup>nd</sup> model. The only remaining information required for input is daylighting controls, and coordination between the Block 225 modeler and their electrical engineer upon completion of the

- 6.4 design. It was reported, based on the current model, that the Block 225 project is in compliance with the RFP requirements.  
LEED –  
**6/26/01:** SMWM registered for the Block 225 Team and applied for certification to lock in evaluation prior to revisions to Title 24 becoming effective. Block 171-174 intends to do the same. Certification forms are then submitted the USGBC after completion of construction.

#### Indoor Air Quality

##### *Products, Standards, Mitigation Efforts*

- 6.6 Systems Furniture – **4/10/01:** PIA has still not provided the necessary information that shows their product meets the green specifications. Therefore, DGS has not determined what percent, if any, of the furniture will be purchased from PIA and what percent will be purchased from AllSteel. **6/26/01:** Block 225 was awarded to AllSteel. DGS and Green Team continue to wait for verification information from PIA.
- 7.1 IAQ Testing - Subcontractors/vendors have done pre-testing of building insulation, paint, and carpet and have complied with Section 01350. SMWM has been working with both of the testing laboratories to ensure the testing methods used are the same. As a result, Section 1350 had to be revised to provide more details on sample preparation. HP has provided common ‘backer-boards’ (concrete, drywall, etc.) and volume and area quantities to the testing labs for material testing. **6/26/01:** SMWM reported that their procedures and protocol for IAQ testing outlined in the revised Section 01350 is working. Block 225 paint and carpet have passed. Further testing is required for ceiling tile and carpet adhesive.

#### Commissioning

##### *Participants, Plans, Schedules*

- 5.10 Commissioning Plans – **4/10/01:** The Block 225 Team plans to submit their next Commissioning Plan and commissioning schedule for final review on May 1, 2001. The Blocks 171-174 draft plan will be issued for review on April 30, 2001. **6/26/01:** The Block 225 Cx Plan for the Design/Construction Document phase has been issued. Block 171-4 Cx Plan refinements continue. Regularly scheduled meeting have been established. IAQ activities will be included in the next Cx Plan with scheduled dates to follow.

#### Communication

##### *Protocol, Web Sites, Case Studies, Meetings, PR, Grants/Incentives, Awards*

- 4.15 Case Studies – Richard Teramoto acknowledged the State’s involvement with the Center of the Built Environment (CBE) on the benefits of a raised floor system. The cost of the study was not included in the project budget. The Green Team was invited to participate in the cost. **1/16:** A meeting will be scheduled next month to review the revised draft proposal. The Green Team will participate in locating grants to help this effort. **4/10/01:** Some concern has been raised regarding the CBE study since the test group and control group are from different state departments. **6/26/01:** DGS is waiting to hear from CBE regarding DOE matching grant. The first series of questions from CBE are

expected to be released soon. The Green Team requested inclusion in the process.

- 8.3 Awards – Clark/Gruen submitted an application for the Waste Reduction Award Program (WRAP) sponsored by the CIWMB. Applications were due on June 30, 2001. The State Management Team requested the Green Teams assistance in identifying when awards and grants are being offered so opportunities are not missed.
- 8.4 Grants/Incentives – Both Design/Builders intend on applying for SMUD's Cool Roof incentive. PV panels for Block 225 have been delivered. Block 171-4 continues to meet with SMUD and their representatives regarding PV's for that project.

**Recycled Content**  
***Closed***

*Waste Management Plans, Recycled Materials, Product Certification*

- 6.10 Waste Management Plan – The Green Team explained the difference between a permitted and non-permitted facility for recycled materials. This was not identified as a requirement in the RFP but both D/B teams acknowledged using only permitted facilities. 4/10/01 Bill Orr clarified that this should refer to legal facilities. Some legal facilities may not be required to have a solid waste facilities permit if the materials going to that facility meets the "two-part" test.
- Closed*** 7.3 Ceramic Tile – A concern was raised prior to the meeting about the abrasiveness of the ceramic tile used at CalEPA and the characteristics of the East End specified tile. After further review by the D/B's and CIWMB, the tile is not the same and the East End should not have the same problems.
- On hold*** 7.4 Recycled Paint – Painting of the below grade parking garage walls is not recommended by the Green Team. A decision will be made by DGS at a later time based on the aesthetics of the unpainted concrete.
- FYI*** 8.5 Reporting – Both Design/Builders acknowledged using the CIWMB recycled content certification form (#74) as the template for their submittal process.

The next Green Focus Group meeting is scheduled for August 14, 2001, at 3:00 PM, in the Clark/Gruen conference room.

**Submitted By**

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